



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: January 24, 2006

Department: Zoning, Building, and Planning Staff Contact: Catherine VerEecke, Program Planner

TITLE: CONSENT: Special Use Permit for Specific Use for Hospital for Animals (CSU-50035)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

SUMMARY:

At the December 7, 2005 public hearing, the County Planning Commission voted (4-0; Montano, Facio, Becerra excused) to recommend approval of the request for a Special Use Permit for a Specific Use for Hospital for Animals on Lot 15A2, MRGCD Map #29, located at 6901 2nd Street NW, on the west side of 2nd Street, north of Green Valley Road, zoned R-1 with a Special Use Permit for Specific C-1 Uses & Animal Incinerator, containing approximately 1.90 acres. The decision was based on the following eight (8) Findings and subject to the following ten (10) Conditions.

Findings:

1. This request is for approval of a Special Use Permit for a Specific Use for Hospital for Animals on Lot 15A2, MRGCD Map #29, located at 6901 2nd Street NW, on the west side of 2nd Street, north of Green Valley Road, zoned R-1 with a Special Use Permit for Specific C-1 Uses & Animal Incinerator, containing approximately 1.90 acres.
2. The property is located in the Semi-Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. This property had a veterinary clinic on it since 1968, later permitted as a non-conforming use (NCU-465), and a Special Use Permit for C-1 Uses and an Animal Incinerator (CZ-85-38; CSU-98-19).
4. The granting of this Special Use Permit (CSU-50035) for a Hospital for Animals supercedes the previous permits (CZ-85-38; CSU-98-19).
5. This request is consistent with Resolution 116-86 in that the proposed land use is more advantageous to the community in that the North Valley Area Plan Policy 2.3.c states that "the City and County shall promote commercial development and redevelopment of existing commercially-zoned properties".
6. This request has substantial neighborhood support.

7. Unique conditions justifying the request exist in that the property has had an animal clinic on it.
8. This request is consistent with the health, safety, and general welfare of the residents of the County.

Conditions:

1. The applicant shall obtain a building permit for the proposed stalls.
2. Activities will take place within the existing structure except for advertised outdoor public functions.
3. Lighting shall be site specific. Shielded or cutoff lighting fixtures shall be provided so that no fugitive light crosses into adjacent lots.
4. The applicant shall comply with all applicable Bernalillo County ordinances and regulations.
5. Access and drainage issues shall be satisfactorily addressed and approved by the Bernalillo County Public Works Division within one year of the final Board of County Commissioner's approval.
6. An access license from the Middle Rio Grande Conservancy District shall be provided to Bernalillo County Public Works and Zoning, Building, Planning, and Environmental Health Department.
7. Applicant shall obtain well permits for the existing wells on the site from Bernalillo County Office of Environmental Health within six months of the final Board of County Commissioners' approval. An animal waste control plan and a vector control plan shall also be submitted and approved by the Office of Environmental Health no less than six months after the final Board of County Commissioners' approval.
8. The Special Use Permit is for the life of the use.
9. A revised site development plan consistent with the Conditions of Approval shall be submitted for review and approval to the Zoning Administrator within two months after the final Board of County Commissioners' approval.
10. The foregoing conditions shall become effective and shall be strictly complied with immediately upon execution or utilization of any portion of the rights and privileges authorized by this Special Use Permit.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (December 9, 2005)
2. County Planning Commission Information Packet.
3. Site Plan (Commissioners Only).

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval